

TRANSFER
TAX
PAID**Know all Persons by these Presents,**
008291

51-21
03971

That I, PATRICIA A. REECE Of Waterville, County of Kennebec
and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by LORRAINE FERRARI

whose mailing address is R.R. #5, Box 2046
Farmington, Maine 04938

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said Lorraine Ferrari

her heirs and assigns forever,

A certain lot or parcel of land with the buildings
thereon, situated in Waterville, County of Kennebec and
State of Maine, bounded and described as follows, to wit:

Beginning at a point in the westerly line of Lloyd Road
in said Waterville, five hundred (500) feet northerly from
the intersection of the westerly line of Lloyd Road and the
northerly line of Mayflower Hill Drive; thence northerly in
the westerly line of Lloyd Road and at right angles with
Mayflower Hill Drive one hundred (100) feet; thence westerly
at a right angle with Lloyd Road and in a line parallel with
Mayflower Hill Drive one hundred nine and six tenths
(109.6') feet, more or less, to the westerly line of the
property now or formerly of Merrill Trust Company; thence
southerly in the said westerly line of Merrill Trust Company
one hundred (100) feet, more or less; thence easterly in a
line parallel with Mayflower Hill Drive one hundred eight
(108) feet, more or less, to the point of beginning in the
westerly line of said Lloyd Road.

Conveyance of the above described lot or parcel of land
is made and taken by the grantee with the restrictions and
limitations herein enumerated for herself, and the heirs and
assigns of such survivor of hers forever, for the benefit of
Merrill Trust Company, its successors and assigns, and for
the benefit of other property owners of land originally part
of the Vigue Farm, so-called, with the express understanding
and agreement that any dwelling, including a home garage
erected on this lot except for steps approaching thereto,
shall be located at least twenty-five (25) feet from the lot
boundary on Lloyd Road and fifteen (15) feet from any of the
other boundary lines of the above land herein conveyed; and
any dwelling erected thereon shall not have space or
tenancies or apartments for more than one family; and shall
cost not less than twelve thousand dollars (\$12,000.00) as
of this day's value; that at no time shall any building or
structure of any kind, except for a family garage, other
than a dwelling house be erected thereon, and at no time
shall any mercantile or other commercial building or
structure be erected thereon, nor any house or structure
thereon be used for any mercantile or commercial purpose.

Being all and the same premises conveyed by Merrill Trust Company to H. Douglas Reece and Patricia A. Reece in a quitclaim deed dated February 18, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2913, Page 310. H. Douglas Reece died on April 26, 1986 leaving Patricia A. Reece as the sole surviving joint tenant.

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THE STATE OF MAINE
COUNTY OF KENNEBEC

I, the undersigned, Clerk of the County of Kennebec, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the County of Kennebec Registry of Deeds, Book 2913, Page 310.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Bangor, Maine, this 1st day of May, 1986.

CLERK OF THE COUNTY OF KENNEBEC

MADE
BY
CLERK

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Lorraine Ferrari**

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her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns,

that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **Patricia A. Reece**

~~and~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~joining in his deed as Grantor and relinquishing and conveying to me by deed the premises~~

~~in the above described premises, have hereunto set my hand and seal this~~ 1998

day of the month of **March**, A.D. 19 98.

Signed, Sealed and Delivered

in presence of

Stacie Hawkins

Patricia A. Reece
Patricia A. Reece

State of Maine, County of Somerset ss. **March 19**, 19 98

Then personally appeared the above named **Patricia A. Reece**

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stacie Hawkins



Notary Public
Attorney at Law

STACIE HAWKINS
Notary Public, Maine

Printed Name, My Commission Expires November 22, 2000

RECEIVED KENNEBEC SS.

1998 APR 15 AM 9:00

ATTEST: *Lorraine Bush*
REGISTER OF DEEDS